WARRANTY DEED

Karen Johnson Davidson County
Batch# 1353733 DEEDWARR
12/04/2025 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20251204-0096357

File No. AD-25-11033

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Whitebark Group LLC	**New Owner**	
(NAME) **480 Rosecrans Ave; Apt. 3**	(NAME)	063-01-0-029.00
(ADDRESS) **Manhattan Beach, CA 90266**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Rami Nofal, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Whitebark Group LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located m Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being a part of the North part of Lot No. 1 of Nawakwa Hills Annex, as of record in Book 843, Page 64, Register's Office for said County, and described partially according to a copy of a survey made by H. Gee, dated September 13, 1951, and more particularly described according to a copy of a later survey made by H. Gee, dated 1963, as follows:

Beginning at a point in the South margin of Nawakwa Trail 210.13 feet from a concrete monument in the South margin of Nawakwa Trail as now located, the said monument being located at the beginning of a curve at the intersection of Nawakwa Trail and Neely's Bend Road; thence North 66 deg 13' East 105.0 feet to a point; thence extending back between parallel lines 198.73 feet to a dead line in the rear measuring 105.0 feet thereon.

Being the same property conveyed to Property Fund 629, LLC by Substitute Trustees Deed from LLG Trustee TN LLC as Substitute Trustee for Arnold M. Weiss, ESQ of record in Instrument No. 20241217-0097821 Register's Office for Davidson County, Tennessee, dated December 02, 2024 and recorded on December 17, 2024.

Being the same property conveyed to Rami Nofal, married by Warranty Deed from Property Fund 629 LLC, a Tennessee limited Company of record in Instrument No. 20250220-0012234 Register's Office for Davidson County, Tennessee, dated February 12, 2025 and recorded on February 20, 2025. The subject property was not a marital residence of Grantor and as such is not subject to any marital or homestead interest

This is property more commonly known as 633 Nawakwa Trail, Madison, TN 37115

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THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 26th day of November, 2025.

Rami Nofal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of November, 2025, before me personally appeared Rami Nofal, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of November, 2025.

Notary Signature
My commission expires:

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Certificate of Authenticity

I Adde Dilworth, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **November 26, 2025**.

Date

Affiant Signature — **12/3/2025** Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **3rd** day of **December**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)